

### **Site Search Process**

Section 16-50j-74(j) of the Regulations of Connecticut State Agencies requires the applicant to submit a statement that describes “the narrowing process by which other possible sites were considered and eliminated.” In accordance with this requirement, the descriptions of the general site search process, the identification of the target search area and the alternative locations considered for development of the proposed Groton Facility are provided below.

As a tower developer, Optasite bases its decision to seek out a site in an area based on its knowledge and understanding of existing weaknesses in the systems of the several wireless carriers operating in the area and/or consultation with individual carriers. A target area is chosen central to the area in which the coverage and/or capacity needs have been identified. The area targeted is the geographical location where the installation of a site would, based on general radio frequency engineering and system design standards, be likely to address the identified problem. Optasite’s goal is to locate sites that will provide for orderly integration into the existing wireless systems of multiple carriers.

Optasite is sensitive to State and local desires to minimize the construction of new towers, and does not initiate searches in areas with known acceptable structures. In the northern Groton area, there are no existing towers or transmission line structures with sufficient height. Any existing towers are too far from the target area to provide adequate coverage or the owners have rejected Optasite’s solicitations.

In general, Optasite first studies the area to determine whether industrial or commercial areas or areas which have appropriate environmental and land use characteristics are present. Potential locations are studied by radio frequency engineers to determine whether the locations will meet the technical requirements for a site in the area. The list of potential locations is further refined based on the willingness of property owners to make their property available. Analysis of potential environmental effects and benefits may further narrow the alternatives. In each site search, the weight afforded to relevant factors may vary depending on the nature of the area and the availability of potential sites.

Optasite investigated numerous properties in the area of the JFM Enterprises property at 1294 Pleasant Valley Road North, depicted on the rejected site map as Site 1. Optasite discussed locating the tower on an adjoining parcel owned by the same owners as JFM Enterprises at 1276 Pleasant Valley Road North, depicted on the rejected site map as Site 1. However, since this property is currently residential, the facility was better sited on the parcel that was commercially developed. Optasite also investigated locating the property at 336 Briar Hill Road, depicted on the rejected site map as Site 3. However, that property is listed in the Groton Assessor’s Office as “undevelopable” and, therefore, Optasite ceased its investigation. The property investigated at 103 South Road, depicted on the rejected site map as Site 4, currently houses a 45’ guyed latticed tower that had been used for a two-way trucking radio system in the past. The owners have repeatedly

declined offers to locate a tower on their property. When approached for this tower, they declined again. Optasite investigated a site at 0 Pleasant Valley Road North which is the Trident Park Navy Housing property, depicted on the rejected site map as Site 5. The property does not have sufficient room available for the construction of a new tower. Finally, Optasite considered the property at 0 Route 12, depicted on the rejected site map as Site 6. This property is the Navy Sub Base also housing an existing water tank. T-Mobile attempted to collocate at this location and they were denied.

The property on which the proposed site is located is superior to all others reviewed. Owned by JFM Enterprises, it is approximately a 3.66 acre parcel that is largely wooded. Based on its elevation and location, a Facility within the property would provide adequate coverage along Route 12 and State Highway 32. The site is remote from surrounding properties. Topographical features and vegetation afford significant screening of the proposed site. In addition, Optasite will utilize an existing asphalt and gravel driveway to access the site so that all of the natural screening provided by the trees in the front of the Property on Pleasant Valley Road North will remain.



